



107, 3A/2-6 Leonardo Drive, Brisbane Airport

Commonwealth Backed Income in Brisbane Airport Precinct

Tara Imlach & Beau Cater from LJ Hooker Commercial are proud to present to the market for sale suite 107, 3A on Leonardo Drive, Brisbane Airport: a secure, high yielding leasehold investment underpinned by long term Commonwealth occupancy. Positioned within the tightly held Da Vinci Business Park, this is a rare opportunity to secure a defensive commercial asset in one of Queensland's most strategic infrastructure precincts.

This is a government backed income stream in a blue chip airport location.

The property is leased to the Commonwealth of Australia, represented by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Importantly, the Tenant has recently exercised its two-year option, extending the lease expiry to 9 March 2028, reinforcing continuity of occupancy and income security.

Investment Highlights:

- Long standing Commonwealth tenant since 2009
- Lease extended to 9 March 2028

FOR SALE

\$1.3 - \$1.4million

BUILDING AREA

300sqm

AGENTS

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- Net income of \$115,897.50 pa + GST
- Tenant pays 100% of outgoings
- CPI increases with market reviews at option periods
- Located within Brisbane Airport's established business precinct
- Crown Lease structure with tax deductible stamp duty and transfer expenses

Brisbane Airport is a 24/7 international gateway and a critical trade and logistics hub for Queensland. With continued infrastructure investment and strong economic growth across Brisbane, assets in this precinct remain tightly held and highly sought after.

You're not buying leasehold risk here, you're securing long term Commonwealth occupancy in Brisbane Airport.

Defensive, secure and income focused investments of this calibre are increasingly difficult to replace.

For investors seeking certainty, durability and institutional grade tenancy, this opportunity demands attention.

For further information or to arrange an inspection, please contact Tara Imlach 0452 418 343, Beau Cater 0434 863 373 or Jemima Bennett 0415 131 494.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1WPHXB
Property Type	Offices
Building Area	300 m2
Parking	18

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